

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Centennial Industrial Park, Fort Wayne, Indiana 46808. (Bakers Square Restaurants, Inc.)

WHEREAS, Petitioner has duly filed its petition dated May 13, 1993 to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein

WHEREAS, said project will create 130 permanent jobs for a total additional annual payroll of \$2,600,000.00, with the average new annual job salary being \$20,000.00; and

WHEREAS, the total estimated project cost is \$6,000,000.00; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for One (1) year(s) thereafter. Said designation shall terminate at the end of that One (1) year period.

SECTION 2. That, upon adoption of the Resolution:



1 (a) Said Resolution shall be filed with the Allen  
County Assessor;

2 (b) Said Resolution shall be referred to the Committee  
3 on Finance and shall also be referred to the  
4 Department of Economic Development requesting a  
5 recommendation from said department concerning the  
6 advisability of designating the above designated  
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance  
9 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the  
10 adoption and substance of this resolution and  
11 setting this designation as an "Economic  
12 Revitalization Area" for public hearing;

13 (d) If this Resolution involves an area that has  
14 already been designated an allocation area under  
15 I.C. 36-7-14-39, then the Resolution shall be  
16 referred to the Fort Wayne Redevelopment Commission  
17 and said designation as an "Economic Revitalization  
18 Area" shall not be finally approved unless said  
19 Commission adopts a Resolution approving the  
20 petition.

21 **SECTION 3.** That, said designation of the hereinabove  
22 described property as an "Economic Revitalization Area" shall  
23 apply to both a deduction of the assessed value of real estate  
24 and personal property for new manufacturing equipment.

25 **SECTION 4.** That, the estimate of the number of  
26 individuals that will be employed or whose employment will be  
27 retained and the estimate of the annual salaries of those  
28 individuals and the estimate of the value of redevelopment or  
29 rehabilitation and the estimate of the value of new  
30 manufacturing equipment, all contained in Petitioner's  
31 Statement of Benefits, are reasonable and are benefits that  
32 can be reasonably expected to result from the proposed



described redevelopment or rehabilitation and from the installation of new manufacturing equipment.

**SECTION 5.** That, the current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$8.3194/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$8.3194/\$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$8.3194/\$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$8.3194/\$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$8.3194/\$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$8.3194/\$100 (the change would be negligible).

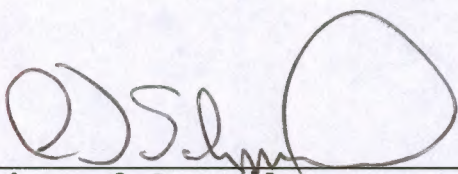
**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.



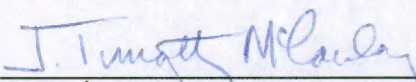
1           SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is  
2 hereby determined that the deduction from the assessed value  
3 of the real property shall be for a period of ten (10) years,  
4 and the deduction from the assessed value of the new  
5 manufacturing equipment shall be for a period of five (5)  
6 years.

7           SECTION 8. That, the benefits described in the  
8 Petitioner's Statement of Benefits can be reasonably expected  
9 to result from the project and are sufficient to justify the  
10 applicable deductions.

11           SECTION 9. That, this Resolution shall be in full force  
12 and effect from and after its passage and any and all  
13 necessary approval by the Mayor.

14   
15 \_\_\_\_\_  
16 Member of Council

17  
18 APPROVED AS TO FORM AND LEGALITY

19  
20   
21 \_\_\_\_\_  
22 J. Timothy McCaulay, City Attorney  
23  
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Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by \_\_\_\_\_ title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

|             | AYES | NAYS | ABSTAINED | ABSENT |
|-------------|------|------|-----------|--------|
| TOTAL VOTES | 8    |      |           | 1      |
| BRADBURY    | ✓    |      |           |        |
| EDMONDS     |      |      |           | ✓      |
| GiaQUINTA   | ✓    |      |           |        |
| HENRY       | ✓    |      |           |        |
| LONG        | ✓    |      |           |        |
| LUNSEY      | ✓    |      |           |        |
| RAVINE      | ✓    |      |           |        |
| SCHMIDT     | ✓    |      |           |        |
| TALARICO    | ✓    |      |           |        |

DATED: 6-8-93.  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-33-93 on the 8th day of June, 1993

ATTEST: (SEAL)  
Sandra E. Kennedy Mark P. GiaQuinta  
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of June, 1993, at the hour of 1:30 o'clock P. M., E.S.T.  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of June, 1993, at the hour of 11:40 o'clock P. M., E.S.T.  
Paul Helmke  
PAUL HELMKE, MAYOR



# STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1988

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

## SECTION 1-

### TAXPAYER INFORMATION-

Name of taxpayer

VICORP RESTAURANTS, INC. DBA BAKERS SQUARE RESTAURANTS, INC.

Address of taxpayer (street and number, city, state and ZIP code)

4801 Southwick Drive, Suite 300

Matteson, ILLinois 60443

Name of contact person

LARRY P. GADOLA

Telephone number  
708-747-8640

## SECTION 2-

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT-

Name of designating body

Resolution number

Location of property

County

Taxing district

CENTENNIAL INDUSTRIAL PARK

Allen

80

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Pie production facility with distribution support. Equipment is all bakery production related.

Estimated starting date

May 1993

Estimated completion date

November 1993

## SECTION 3-

### ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT-

Current number

-0-

Salaries

-0-

Number retained

-0-

Salaries

-0-

Number additional

100+

Salaries

\* 2,000,000

\*Hourly positions from \$14,000 annually to salaried positions up to \$50,000.

## SECTION 4-

### ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT-

|   | Real Estate Improvements- |                | Machinery-  |                |
|---|---------------------------|----------------|-------------|----------------|
|   | Cost                      | Assessed Value | Cost        | Assessed Value |
| Current values                                  | -0-                       | \$54,050       | -0-         | -0-            |
| Plus estimated values of proposed project       | \$3,200,000               | TBD            | \$2,800,000 | TBD            |
| Less values of any property being replaced      | -0-                       | -0-            | -0-         | -0-            |
| Net estimated values upon completion of project | \$3,200,000               | TBD            | \$2,800,000 | TBD            |

## SECTION 5-

### OTHER BENEFITS PROMISED BY THE TAXPAYER-

The facility is being developed to service a core of about 60 restaurants. In addition to the immediate impact on the community it has been our experience that new businesses will follow to support and market to our facility.

## SECTION 6-

### TAXPAYER CERTIFICATION-

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Emerson B. Kendall

Title

President

Date signed (month, day, year)

May 6, 1993

EMERSON B. KENDALL, BAKERS SQUARE RESTAURANTS, INC.



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date of designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements: ☐ Yes ☐ No
  2. Installation of new manufacturing equipment: ☐ Yes ☐ No
  3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_.
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) Don J. Schmidt Telephone number 1-219 1427-1208 Date signed (month, day, year) 6-8-93  
Council Member

Attested by: Charles E. Kennedy Designated copy Council Executive  
City Clerk

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

## NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of \_\_\_\_\_

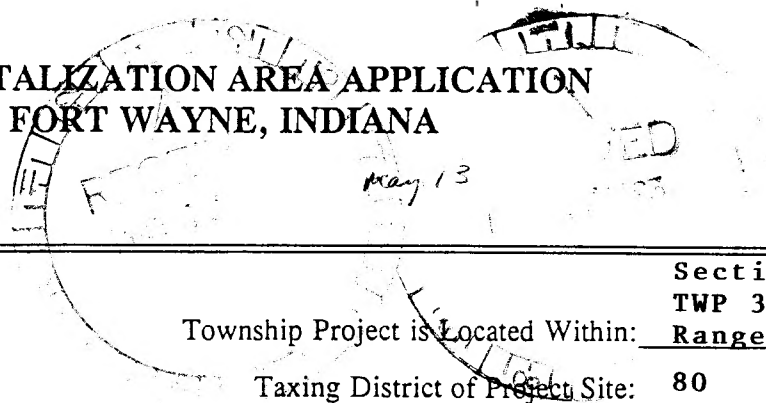
| Year of Deduction | Five (5) Year Percentage | Ten (10) Year Percentage |
|-------------------|--------------------------|--------------------------|
| 1st               | 100%                     | 100%                     |
| 2nd               | 95%                      | 95%                      |
| 3rd               | 80%                      | 90%                      |
| 4th               | 65%                      | 85%                      |
| 5th               | 50%                      | 80%                      |
| 6th               |                          | 70%                      |
| 7th               |                          | 55%                      |
| 8th               |                          | 40%                      |
| 9th               |                          | 30%                      |
| 10th              |                          | 25%                      |

## REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENTS

For Deductions Allowed Over A Period Of \_\_\_\_\_

| Year of Deduction | Three (3) Year Deduction | Six (6) Year Deduction | Ten (10) Year Deduction |
|-------------------|--------------------------|------------------------|-------------------------|
| 1st               | 100%                     | 100%                   | 100%                    |
| 2nd               | 66%                      | 85%                    | 95%                     |
| 3rd               | 33%                      | 66%                    | 80%                     |
| 4th               |                          | 50%                    | 65%                     |
| 5th               |                          | 34%                    | 50%                     |
| 6th               |                          | 17%                    | 40%                     |
| 7th               |                          |                        | 30%                     |
| 8th               |                          |                        | 20%                     |
| 9th               |                          |                        | 10%                     |
| 10th              |                          |                        | 5%                      |

ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA



APPLICATION IS FOR:

(Check one below)

Township Project is Located Within:

Section 28  
TWP 31-N  
Range 12 E

Taxing District of Project Site:

80

- ☐ Real Estate Improvements
- ☐ Personal Property (New Manufacturing Equipment)
- ☒ Both Real Estate Improvement & Personal Property

Total Cost of Improvements: \_\_\_\_\_

Total Cost of Improvements: \_\_\_\_\_

Total Cost of Improvements: \$6,000,000.00

GENERAL INFORMATION:

Applicant's Name: VICORP RESTAURANTS, INC.

Applicant's Phone Number: (708) 747-8640

Name of Applicant's Business: BAKERS SQUARE RESTAURANTS, INC.

Address of Applicant: 4801 SOUTHWICK DRIVE, STE.300, MATTESON, IL 60443

Address of Property to be Designated: CENTENNIAL INDUSTRIAL PARK

Name of Business to be Designated, if applicable: N/A

If additional information is required, list contact person:

Name: LARRY P. GADOLA, Vice President of Real Estate

Phone Number: (708) 747-8640 Ext. 344

Address: BAKERS SQUARE RESTAURANTS, INC. 4801 SOUTHWICK DRIVE, STE.300  
MATTESON, IL 60443

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: N/A

What is the nature of the business to be conducted at the project site?

The facility will be a production and distribution center designed to  
service and support approximately sixty (60) BAKERS SQUARE RESTAURANTS.

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

Prior to 1986, the area was unable to attract new occupants. It lacked  
the necessary infrastructure to promote new development and obviously was not  
a vehicle to provide employment opportunities or new tax revenues.

In 1986, the area was designated an Urban Renewal Area and a plan was  
(over)



put in place to develop the area. Since that time the area has grown and developed. However, we feel our project will be a major addition to the area and an impetus for new growth. It will require that the infra-structure be expanded which will help attract and service new business and occupants. We also feel that our project will bring a major employer to the area which will positively impact the economy of the community.

## REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: NONE

Describe the condition of the structure(s) listed above? N/A

Current Land Assessment: Approximately 11.5 acres @ \$4,700/AC = \$54,050

Current Improvements Assessment: N/A

Current Total Real Estate Assessment: Approximately \$54,050

Most recent annual property tax bill on property to be designated: 1992 payable 1993-\$54,050 x\$8.32/\$100 equals \$4,496.96

Describe improvements to be made to property to be designated: Site will be improved with a

production and distribution facility (size as yet to be determined) with  
parking and related facilities to initially serve approximately 100 employees.

What is the anticipated first year tax savings attributable to this designation? \$ To be determined.

How will you use these tax savings: We will use the capital to develop more restaurants  
within a delivery radius of the Fort Wayne plant. This will enable us to  
increase plant production and employ more people which will favorably  
impact the local economy.

## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: The plant is a pie  
producing facility and all of the equipment is bakery production related.

The equipment items include walk-in coolers and freezers, ovens, mixers, cooking  
kettles, conveyors, etc.

Cost of new manufacturing equipment: \$1,700,000.00 Cost of installation of equipment: \$1,100,000.00

Start and Stop Dates for equipment purchase: May 1993 - November 1993

Start and Stop Dates for equipment installation: July 1993 - November 1993

Current Personal Property Assessment: N/A

Most recent annual personal property tax bill: N/A

What is the anticipated first year tax savings attributable to this designation? To be determined.

How will you use these tax savings? We will use the capital to develop more restaurants  
within a delivery radius of the Fort Wayne plant. This will enable us to  
increase plant production and employ more people which will favorably impact  
the local economy.

## PUBLIC BENEFIT INFORMATION

How many permanent full-time employees are currently employed by the applicant in Fort Wayne? -0-

How many permanent full-time jobs will be created in Fort Wayne as a result of this project? 100 + initially

How many permanent part-time employees are currently employed by the applicant in Fort Wayne? -0-

How many permanent part-time jobs will be created in Fort Wayne as a result of this project? 30

When do you anticipate reaching the above levels of employment? Within 36 months

Current annual area payroll: \$ -0-

Additional annual area payroll as a result of this project: \$ 2,600,000.00

What types of jobs will be created as a result of this project? Bakery Production, Sanitation,  
Maintenance, Material Handlers, Truck Drivers, Clerical and Management

Annual salaries of jobs to be created from this project? High \$ 32,000.00 Low \$ 14,000.00 Average \$ 20,000.00  
(Hourly Positions)

(Salaried Positions) range \$30,000.00 - \$50,000.00 Annually



Check the boxes below if the jobs to be created will provide the listed benefits:

- ☐ Pension Plan
- ☒ Tuition Reimbursement (**Partial-depends upon position**)
- ☒ Major Medical Plan

- ☒ Life Insurance
- ☒ Disability Insurance

List any benefits not mentioned above:  
401-K Plan, Dental, Vacation,  
Credit Union, Holidays, Whole Pie and  
Food Discount

Will your company use any of the following employment and training agencies to recruit/train new employees?

- ☐ Anthony Wayne Services
- ☐ Benito Juarez Center
- ☐ Catholic Charities of Fort Wayne
- ☐ Community Action of Northeast Indiana, Inc.
- ☐ Fort Wayne Rescue Mission
- ☐ Fort Wayne Urban League, Inc.
- ☐ Fort Wayne Womens Bureau
- ☐ Indiana Department of Commerce
- ☐ Indiana Department of Public Welfare (**We will contact all of the above agencies asking for their assistance in filling the new plant positions**)
- ☐ Indiana Dept of Employment & Training Services
- ☐ Indiana Institute of Technology
- ☐ Indiana Purdue University at Fort Wayne
- ☐ Indiana Vocational Rehabilitation Services
- ☐ IVY Tech
- ☐ JobWorks
- ☐ Lutheran Social Services, Inc.
- ☐ Wayne Township Trustee

EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

| <u>Project Cost</u>    | <u>Fee</u> |
|------------------------|------------|
| \$0 to 250,000         | \$ 500     |
| \$250,001 to 1,000,000 | \$ 700     |
| \$1,000,001 and over   | \$1,000    |

3. Owner's Certificate (if applicant is not the owner of property to be designated).
- We will be the owner, but as of the date of this filing we are not the owner.**

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.

Emerson B. Kendall

Signature of Applicant

EMERSON B. KENDALL, PRESIDENT  
BAKERS SQUARE RESTAURANTS, INC.

5/10/93

Date

## EXHIBIT A

## CERTIFICATE OF SURVEY

OFFICE OF:

## DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA  
FRANCIS X. MUELLER P.L.S. No. SO193 INDIANA  
GREGORY L. ROBERTS P.L.S. No. SO548 INDIANA  
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

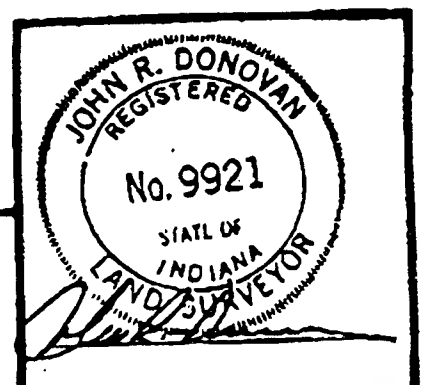
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, Allen County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of Lot Numbered 50 in Centennial Industrial Park, Section VII, as recorded in Plat Cabinet "A", page 78, in the Office of the Recorder of Allen County, Indiana; thence South along the West line of said Centennial Industrial Park, Section VII, a distance of 859.88 feet to the Southwest corner thereof; thence West with a deflection angle to the right of 89 degrees 45 minutes 20 seconds, along the Westerly extension of the South line of said Centennial Industrial Park, Section VII, a distance of 234.65 feet to a point of curvature; thence Westerly, Northwesterly & Northerly, along a curve to the right having a radius of 220.0 feet, a central angle of 90 degrees 22 minutes 50 seconds, a chord distance of 312.16 feet, and an arc distance of 347.04 feet to a point of tangency; thence North, tangent to said curve, a distance of 980.58 feet to a point on the South right-of-way line of Independence Drive, recorded as part of Centennial Industrial Park, Section VIII, in Plat Cabinet "A", page 46, in the aforesaid recorder's office; thence East with a deflection angle to the right of 90 degrees 25 minutes 30 seconds along the South right-of-way line of Independence Drive, a distance of 217.05 feet to a point of curvature; thence Easterly along a curve to the left having a radius of 330.0 feet, a central angle of 02 degrees 18 minutes (00 degrees 08 minutes 40 seconds, plat), a chord distance of 13.25 feet (14.33 feet, plat) and an arc distance of 13.25 feet (14.34 feet, plat) to a point of tangency; thence Easterly, tangent to said curve, and along said right-of-way line, a distance of 96.75 feet to a point being 126.32 feet Westerly of the Northwest corner of the aforementioned Lot #50 in Centennial Industrial Park, Section VII; thence South with a deflection angle to the right of 91 degrees 44 minutes 20 seconds and parallel to the West line of said Centennial Industrial Park, Section VII, a distance of 345.0 feet; thence Easterly, with a deflection angle to the left of 91 degrees 44 minutes 20 seconds, a distance of 126.32 feet to the point of beginning, containing 11.30 acres, subject to easements.

JOB FOR: BAKERS SQUARE RESTAURANTS

5-5-93







## MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee *K.A.L.*  
Business Development Specialist

DATE: June 3, 1993

SUBJECT: Real and Personal Property Tax Abatement Application dated May 13, 1993 for Baker's Square Restaurants, Inc.  
Address: Centennial Industrial Park

### Background

**Description of Product or Service Provided by Company:** The facility will be a production and distribution center designed to service and support approximately sixty Bakers Square Restaurants.

**Description of Project:** The site will be improved with a production and distribution facility (size has not been determined) with parking and related facilities to initially serve approximately 100 employees.

|   |             |                          |                |
|---|-------------|--------------------------|----------------|
| Average Annual Wage:                    | \$20,000.00 | Total Project Cost:      | \$6,000,000.00 |
| Number of Full Time Jobs to be Created: | 100         | Councilmanic District:   | 3rd            |
| Number of Part Time Jobs to be Created: | 30          | Existing Zoning of Site: | M2             |

### **Project is Located Within a:**

|                           |              |                          |              |
|---------------------------|--------------|--------------------------|--------------|
| Designated Downtown Area: | Yes__ No_x__ | Redevelopment Area:      | Yes_x__ No__ |
| Urban Enterprise Area:    | Yes__ No_x__ | Platted Industrial Park: | Yes_x__ No__ |

### Effect of Passage of Tax Abatement

Will allow for the creation of 100 permanent full-time and 30 part-time permanent jobs.

### Effect of Non-Passage of Tax Abatement

Opposite of above.

### Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of One (1) year.

3. The period of deduction should be limited to 10 years for real and 5 for personal property.

Comments

DIRECTOR:

Elizabeth A. New

STAFF:

Karen A. Lee



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Bakers Square Restaurants is requesting a tax abatement in order to construct a production and distribution facility with parking and related facilities to initially serve approximately 100 employees. They also are planning to purchase several pieces of equipment.

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EFFECT OF PASSAGE Will allow for the creation of 130 new jobs.

\_\_\_\_\_

EFFECT OF NON-PASSAGE Opposite of above.

\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Donald Schmidt

BILL NO. R-93-06-05

REPORT OF THE COMMITTEE ON  
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS  
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as Centennial Industrial Park, Fort Wayne, Indiana  
(Bakers Square Restaurants, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

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DATED: 6-8-93.

Sandra E. Kennedy  
City Clerk